



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

July 17, 2013

6:00 PM

Benton County Administration Building
215 East Central Avenue

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair Mark Curtis.

Roll Call: Mark Curtis, Jim Cole, Starr Leyva, Ashley Tucker, Ken Knight and Rick Williams were present. John Pate was absent.

Persons present in addition to the Board: Administrator of General Services John Sudduth, Chief Building Inspector Glenn Tracy, Planning Division Manager Rinkey Singh, Planning Coordinator Amber Beale, and Planning Assistant Matt Benton. Three (3) members of the public were also present.

Disposition of Minutes: Mr. Knight moved to approve the minutes. The motion was seconded by Ms. Leyva to approve the July 3, 2013 Planning Board Meeting Minutes. The motion carried 6-0

General Public Comment: None

Old Business: None

New Business: A.) War Eagle Creekside Treats, LSD 13-293

Represented by Cameron Covey of 3053 Beaver Creek Springdale, AR

Comments from Staff: Staff gave an updated presentation on the proposed mobile vending trailer with ten (10) associated parking spaces. Staff noted that the applicant requested the following variances and waivers as part of their application:

- A variance for setback from the road right-of-way. The applicant proposed a 26-foot setback from the center line of High Sky Inn Road.
- A waiver from submitting a fee of \$300.00 for the commercial/industrial large scale application due to the minor nature of the application.
- A waiver from submitting a detailed stormwater detention plan or study due to the limited impervious surfaces on the proposed site.
- A waiver from engineered drawings due to the minor nature of the proposal.

Comments from the Applicant: Mr. Covey stated he had no additional comments.

Questions/Comments from the Board: Mr. Tucker asked Staff how much time was used to review the proposal. Ms. Singh replied less than the average amount of time spent on other large scale development reviews.

Public Comment: None

Vote: Mr. Cole moved to approve the proposal with all requested variances and waivers. The motion was seconded by Mr. Tucker. The motion passed 6-0.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:15 PM

Old Business: None

New Business: None

Staff Updates: Ms. Singh presented updates to the proposed draft regulations on the following matters:

- Alcoholic Beverages – DRAFT
- Chapter 1
- Chapter 2

Staff presented to the Board a Memo drafted dated June 8, 2012 regarding temporary uses. The Board stated it would continue to research temporary uses for the new regulations.

Discussion Items: A vote was held to elect a new Chair and Vice-Chair to the Benton County Planning Board.

Mr. Tucker moved to appoint Mr. Knight as the new Chair. The motion was seconded by Mr. Williams. During discussion, Mr. Knight stated he felt he lived too far away to be an effective Chair. Mr. Tucker withdrew his motion.

Mr. Knight moved to appoint Ms. Leyva as the new Chair. The motion was seconded by Mr. Cole. Ms. Leyva stated she felt she did not currently have enough time to devote to being the Chair for the upcoming term. Mr. Knight withdrew his motion.

Mr. Curtis made a motion to appoint Mr. Tucker. The motion was seconded by Ms. Leyva. The motion passed 6-0.

Mr. Knight made a motion to appoint Mr. Curtis as Vice-Chair of the Planning Board. The motion was seconded by Mr. Williams. The motion passed 6-0.

The meeting adjourned at 7:17 PM.